

PETITION FOR SPECIAL HEARING 84-304-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
ELK PARTNERSHIP
(Type or Print Name)
Signature: _____
DR. LOUIS ELIAS (GENERAL PARTNER)
(Type or Print Name)
Signature: _____
Name, address and phone number of representative to be contacted:
ALTAN KEMAHLI
1830 E. JOPPA ROAD 882-9444
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of March, 1984, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of May, 1984, at 1:30 o'clock P.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING 84-304-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
ELK PARTNERSHIP
(Type or Print Name)
Signature: _____
DR. LOUIS ELIAS (GENERAL PARTNER)
(Type or Print Name)
Signature: _____
Name, address and phone number of representative to be contacted:
ALTAN KEMAHLI
1830 E. JOPPA ROAD 882-9444
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of March, 1984, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of May, 1984, at 1:30 o'clock P.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING 84-304-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
ELK PARTNERSHIP
(Type or Print Name)
Signature: _____
DR. LOUIS ELIAS (GENERAL PARTNER)
(Type or Print Name)
Signature: _____
Name, address and phone number of representative to be contacted:
ALTAN KEMAHLI
1830 E. JOPPA ROAD 882-9444
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of March, 1984, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of May, 1984, at 1:30 o'clock P.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Old North Point Rd., : OF BALTIMORE COUNTY
500' W of Merritt Blvd., :
12th District :
ELK PARTNERSHIP, Petitioner : Case No. 84-304-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
434-2188

I HEREBY CERTIFY that on this 20th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Dr. Louis Elias, General Partner, Elk Partnership, Suite 404, 1103 N. Point Blvd., Baltimore, MD 21224, Petitioner; and Mr. Altan Kemahli, 1830 E. Joppa Rd., Baltimore, MD 21234, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1984

Dr. Louis Elias
ELK Partnership
1103 North Point Boulevard 21224

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Conmodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 244 - Case No. 84-304-SPH
Petitioner - ELK Partnership
Special Hearing Petition

Dear Dr. Elias:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Conmodari
NICHOLAS B. CONMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Altan Kemahli
1830 E. Joppa Road
Baltimore, Md. 21234



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #244 (1983-1984)
Property Owner: ELK Partnership
S/WS Old North Point Road 500' N/W of Merritt Blvd.
Acres: 0.72 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Road (Md. 20) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #244 (1983-1984)
Property Owner: ELK Partnership
Page 2
April 27, 1984

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage (Drawing #71-0737, File 1) in North Point Road.

The Petitioner is responsible for the entire cost of capping or plugging any service connections not used to serve this property.

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ms

E-WM Key Sheet
4 SE 21 Pos. Sheet
SE 1 F Topo
96 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact. to amend the site plan filed in Case No 81-8-SPH by removing Restriction 4 would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

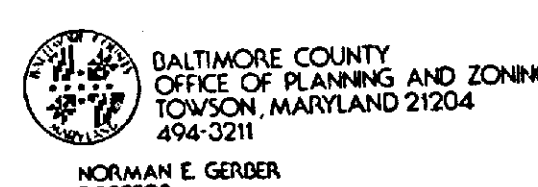
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1984, that to amend the site plan filed in Case No. 81-8-SPH by removing Restriction 4 so that medical offices would not be limited to the first floor of the building should be approved and, as such, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. No more than 10,800 square feet of the entire building may be utilized for medical offices.
2. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning, including a landscaping plan required for approval by the Current Planning and Development Division.

Jan M. DeJura
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE May 14, 1984
BY May Conroy Clerk
Administrative Assistant



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 3/27/84
Item # 244
Property Owner: ELK PARTNERSHIP
Location: 201 Old North Pt. Rd, SW NW of Hwy 7 & Blvd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/27/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

Eugene A. Boler
Eugene A. Boler
Chief, Current Planning and Development

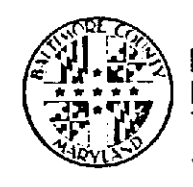
cc: James Howell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact. to amend the site plan filed in Case No 81-8-SPH by removing Restriction 4 would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1984, that to amend the site plan filed in Case No. 81-8-SPH by removing Restriction 4 so that medical offices would not be limited to the first floor of the building should be approved and, as such, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. No more than 10,800 square feet of the entire building may be utilized for medical offices.
2. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning, including a landscaping plan required for approval by the Current Planning and Development Division.

Jan M. DeJura
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 240, 241, 242, 243, 244, 246, 247, 249, and 250 Meeting of March 27, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 240, 241, 242, 243, 244, 246, 247, 249, and 250.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact. to amend the site plan filed in Case No 81-8-SPH by removing Restriction 4 would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1984, that to amend the site plan filed in Case No. 81-8-SPH by removing Restriction 4 so that medical offices would not be limited to the first floor of the building should be approved and, as such, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. No more than 10,800 square feet of the entire building may be utilized for medical offices.
2. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning, including a landscaping plan required for approval by the Current Planning and Development Division.

Jan M. DeJura
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 244, Zoning Advisory Committee Meeting of March 27, 1984

Property Owner: ELK PARTNERSHIP

Location: SW NW Old North Point Road District 12

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1062 (1)



Maryland Department of Transportation
State Highway Administration

Lowell K. Brickett
Secretary
M. S. Calhoun
Administrator

April 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-27-84
ITEM: 244.
Property Owner: ELK
Partnership
Location: S/W side Old
North Point Road (Route
20), 500' N/W of Merritt
Blvd.
Existing Zoning: B.L. &
D.R. 16
Proposed Zoning: Special
Hearing to remove the
restriction that "medical
offices only shall be
limited to the first floor
of the building" Ordered
in Case No. 81-8-SPH.
Acres: 0.72
District: 12th

Dear Mr. Jablon:

On review of the revised site plan of 12-12-83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrp

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203 - 0717

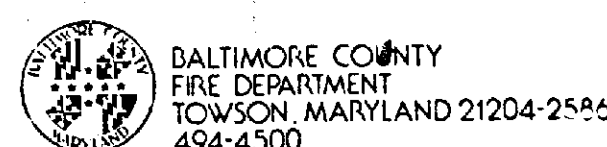
Zoning Item # 244 Zoning Advisory Committee Meeting of March 27, 1984
Page 2

- ☒ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
 - ☐ The results are valid until _____.
 - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
 - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others _____

John J. Forester
John J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

SS 20 1283



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500

PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hameand
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Elk Partnership

Location: SW/S Old North Point Road 500' N/W of Merritt Blvd.

Item No.: 244 Zoning Agenda: Meeting of 3/27/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

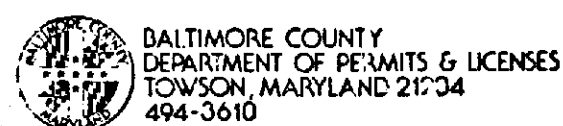
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl A. Kelly* 2754 Noted and Approved: *Steven M. Wagonet*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4500

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 27, 1984

Dear Mr. Jablon:

Comments on Item # 244, Zoning Advisory Committee Meeting are as follows:

Property Owner: Elk Partnership
Location: SW/S Old North Point Road 500' N/W of Merritt Blvd.

Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special hearing to remove the restriction that "medical offices only shall be limited to the first floor of the building" Ordered in Case No. 81-8-SPH.

Address: 0,72

District: 12th.

The items checked below are applicable:

() A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

() B. A building/ & other _____ permits shall be required before beginning construction.

() C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproducible seals and signatures are required on Plans and Technical Data.

() D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, Item 2, Section 1407 and Table 1402, also Section 201-4.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

() I. Comments - Owner shall review Section 1411.0 of the 1981 Baltimore County Building Code for opening protective on the east wall; construction type will determine need for various setback distance requirements. Handicapped access shall be provided both levels, parking spaces shall be properly marked as per State Code. Show curb cuts for Handicapped at sidewalks and parking spaces, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 20, 1984

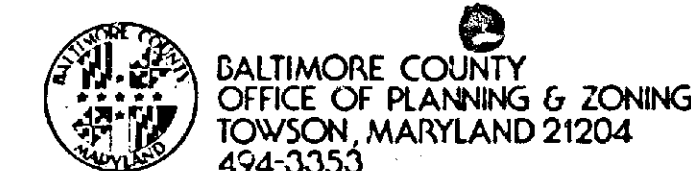
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Elk Partnership
SUBJECT: 84-304-SPH

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 4, 1984

Mr. Altan Kemahl
1830 E. Joppa Road
Baltimore, Maryland 21234

Re: Petition for Special Hearing
SW/S Old North Point Rd., 500' W of
Merritt Boulevard
Elk Partnership - Petitioner
Case No. 84-304-SPH

Dear Sir:

This is to advise you that \$61.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130293

Arnold Jablon
Arnold Jablon
Zoning Commissioner

DATE: 5-6-84 ACCOUNT: 01-615-

AMOUNT: \$61.80

RECEIVED FROM: *Altan Kemahl*

FOR: *Posting - Case - 84-304-SPH*

107*****61801B 5696A

VALIDATION OR SIGNATURE OF CASHIER

April 12, 1984

Elk Partnership
c/o Dr. Louis Elias
1103 North Point Boulevard
Suite 404
Baltimore, Maryland 21224

NOTICE OF HEARING

Re: Petition for Special Hearing
SW/S Old North Point Rd., 500' W of Merritt Blvd.
Elk Partnership - Petitioners
Case No. 84-304-SPH

TIME: 1:30 P.M.

DATE: Tuesday, May 8, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Altan Kemahl
1830 E. Joppa Road
Baltimore, Maryland 21234

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128200

DATE: 3-12-84 ACCOUNT: R-01-615-000

AMOUNT: 168.00

RECEIVED FROM: *Filing Fee for item 244 Elk Partnership*

FOR: *3-12-84*

002*****100001B 5132A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500 ft. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building".

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500 ft. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building".

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning for the same at a point on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet, northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 56°24' West 129.87 feet, thence leaving said road and running South 42°03' West 252.60 feet, thence South 44°38' East 107.25 feet, thence North 46°27' East 278.73 feet to the place of beginning.

Containing 0.72 acres of land more or less.

May 14, 1984

Mr. Altan Kemahli
1830 East Joppa Road
Baltimore, Maryland 21234

RE: Petition for Special Hearing
SW/S of Old North Point Rd., 500'
West of Merritt Blvd. - 12th
Election District
ELK Partnership - Petitioner
No. 84-304-SPH (Item No. 244)

Dear Mr. Kemahli:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dr. Louis Elias
1103 North Point Boulevard
Baltimore, Maryland 21224

RE: Item No. 244
Petitioner - ELK Partnership
Special Hearing Petition

Dear Dr. Elias:

I have reviewed the above referenced petition and have some questions concerning the site plan and/or petition forms. In order to avoid any extended delays in processing this petition, you should contact me immediately, at 494-3391, to discuss my concerns.

Very truly yours,

nbc
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dr. Louis Elias
ELK Partnership
1103 North Point Boulevard 21224

RE: Item No. 244 - Case No. 84-304-SPH
Petitioner - ELK Partnership
Special Hearing Petition

Dear Dr. Elias:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, bsc
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Altan Kemahli
1830 E. Joppa Road
Baltimore, Md. 21234

April 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #244 (1983-1984)
Property Owner: ELK Partnership
S/NS Old North Point Road 500' N/W of Merritt Blvd.
Acres: 0.72 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Road (Md. 39) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #244 (1983-1984)
Property Owner: ELK Partnership
Page 2
April 27, 1984

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage (Drawing #71-0737, File 1) in North Point Road.

The Petitioner is responsible for the entire cost of capping or plugging any service connections not used to serve this property.

Very truly yours,
Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

E-W Key Sheet
4 SE 21 Pos. Sheet
SE 1 P Topo
96 Tax Map

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

April 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-27-84
ITEM: 244.
Property Owner: ELK Partnership
Location: S/W side Old North Point Road (Route 201, 500' N/W of Merritt Blvd.)
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special Hearing to remove the restriction that "medical offices only shall be limited to the first floor of the building" Ordered in Case No. 81-8-SPH. Acres: 0.72 District: 12th

Dear Mr. Jablon:

On review of the revised site plan of 12-12-83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:ivrd

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 244, Zoning Advisory Committee Meeting of March 27, 1984

Property Owner: ELK Partnership

Location: SW/S Old North Point Road District 12

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 244, Zoning Advisory Committee Meeting of March 27, 1984

Page 2

- (x) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (x) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Foxrest
Jan J. Foxrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Elk Partnership

Location: SW/S Old North Point Road 500' N/W of Merritt Blvd.

Item No.: 244

Zoning Agenda: Meeting of 3/27/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 27, 1984

Dear Mr. Jablon:

Comments on Item # 244, Zoning Advisory Committee Meeting are as follows:

Property Owner: Elk Partnership
Location: SW/S Old North Point Road 500' N/W of Merritt Blvd.
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special hearing to remove the restriction that "medical offices only shall be limited to the first floor of the building" Ordered in Case No. 81-8-SPH.

Acres: 0.72
District: 12th.

The items checked below are applicable:

(A) All structures shall conform to Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building/ & other _____ permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1407 and Table 1402, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

(I) Comments - Owner shall review Section 1414.0 of the 1981 Baltimore County Building Code for opening protectives on the east wall; construction type will determine need for various setback distance requirements. Handicapped access shall be provided both levels, parking spaces shall be properly marked as per State Code. Show curb cuts for Handicapped at sidewalks and parking spaces, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:es

Beginning for the same at a point on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet, northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 56°24' West 129.87 feet, thence leaving said road and running South 42°03' West 252.60 feet, thence South 44°38' East 107.25 feet, thence North 46°27' East 278.73 feet to the place of beginning.

Containing 0.72 acres of land more or less.

OFFICE COPY

84-304-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
27th day of March, 1984

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Elk Partnership
Petitioner's Attorney: _____

Received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12 Date of Posting: 4/22/84
Posted for: action for Special Hearing
Petitioner: Elk Partnership
Location of property: SW/S Old N. Pt. Rd., 500' N. of Merritt Blvd.
Location of Signs: front of property (Swing Old N. Pt. Rd.)
Remarks: _____
Posted by: David L. Shuman Date of return: 4/26/84
Number of Signs: 1

PETITION FOR SPECIAL HEARING

12th Election District
ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500' N. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building."

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

12th Election District
ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500' N. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building."

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

12th Election District
ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500' N. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building."

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 19, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1984, the _____ publication appearing on the _____ day of _____, 1984.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 22.00

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 19, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1984, the _____ publication appearing on the _____ day of _____, 1984.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 22.00

PETITION FOR SPECIAL HEARING

12th Election District
ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 500' N. West of Merritt Boulevard

DATE & TIME: Tuesday, May 8, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Case No. 81-8-SPH, by removing Restriction No. 4 which stated that "medical offices only shall be limited to the first floor of the building."

Being the property of Elk Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SEDIMENT CONTROL NOTES

1. REFER TO U.S.D.A. - SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREON.
2. STRUCTURAL MEASURES, SUCH AS BERM, DIKE, TRAPS, BASIN, ETC. WILL BE INSTALLED AND STABILIZED ACCORDING TO THIS PLAN PRIOR TO ANY OTHER GRADING, CLEARING, OR DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
3. CONTINUAL INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL FACILITIES WILL BE PERFORMED UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY SOIL CONSERVATION INSPECTOR.
4. NOTIFY THE BALTIMORE COUNTY DEPT. OF PERMITS AND LICENCES, SEDIMENT CONTROL INSPECTOR 48 HOURS BEFORE STARTING ANY WORK.
5. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS.
6. ALL SUB-BASE MATERIAL AND STORM DRAIN SYSTEMS TO BE INSTALLED AS SOON AS POSSIBLE AFTER SUBGRADING OPERATION.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH SOD AS SOON AS POSSIBLE.
8. ALL REQUIRING DISTURBED AREAS, NOT TO BE PAVED, SHALL BE STABILIZED WITH PERMANENT SEEDING IN ACCORDANCE WITH PAGE 51.01 OF THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
9. DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE ARREST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.
10. AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
11. ANY DISTURBED EARTH LEFT IDLE FOR PERIODS EXCEEDING 30 DAYS SHALL BE SEED AND MULCH OR COVER OPTIONS PROVIDED ACCORDING TO TEMPORARY STABILIZATION PROCEDURES.

GENERAL NOTES

1. TOTAL AREA OF SITE = .72 AC.
2. SITE ZONED "BL" & DR 16
3. FLOOR AREA - FIRST FLOOR = 4284 SF
SECOND FLOOR = 4284 SF
TOTAL = 8568 SF
4. PARKING REQUIRED:
A) FIRST FLOOR: 6500 ÷ 300 = 22 SPACES
B) SECOND FLOOR: 6500 ÷ 500 = 13 SPACES
TOTAL PARKING REQUIRED = 35 SPACES
PARKING PROVIDED 44 SPACES
5. HANDICAPPED PARKING SPACES REQUIRED = 3
6. PROPOSED USE: PROFESSIONAL OFFICE BUILDING

SEQUENCE OF OPERATION

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS AND LICENCES, SEDIMENT CONTROL INSPECTOR AT LEAST 48 HOURS BEFORE ANY WORK BEGINS.
2. CLEAR & GRUB FOR SC INSTALLATION, INSTALL & STAB ALL SC MEASURES.
3. CLEAR & GRUB SITE AND STOCKPILE TOPSOIL.
4. ROUGH GRADE SITE.
5. FINE GRADE SITE AND PLACE SUB-BASE ON ALL STREETS.
6. STABILIZE ALL DISTURBED SOIL OUTSIDE OF THE BUILDING CONSTRUCTION AREA.
7. STABILIZE REMAINDER OF THE SITE.
8. REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE AREA AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.

NOTE: TOPOGRAPHIC SURVEY AND PROPERTY OUTLINE PREPARED BY MARYLAND SURVEYING ENGINEERING COMPANY, INC. DATED FEBRUARY 14, 1979.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER 3 INCHES BY DISCING, RAKING, OR OTHER ACCEPTABLE MEANS.
SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE (15 LBS./1,000 SQ. FT.) OF 10-20-10 FERTILIZER.
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2-4 BUSHELS PER ACRE (3.2 LBS./1,000 SQ. FT.) OF ANNUAL RYE. FOR THE PERIOD MAY 1 THRU AUGUST 14 SEED WITH 3 LBS./ACRE (0.07 LBS./1,000 SQ. FT.) OF WEEPING LOVEGRASS.
MULCHING: APPLY 1-4 TO 2 TONS PER ACRE 970 TO 90 LBS./1,000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALLONS/1,000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER USE 348 GALLONS PER ACRE (8 GALLONS/1,000 SQ. FT.) FOR ANCHORING.

PERMANENT SEEDING SPECIFICATIONS

1. LIME - M.S.H.A. SECTION 20.05-3 @ 2500 LBS./ACRE.
2. FERTILIZER SHALL BE COMMERCIAL CHEMICAL 10-10-10 @ 1500 LBS./ACRE.
3. SEED SHALL BE KENTUCKY 31 FESCUE - M.S.H.A. 20.28-1 @ 60 LBS./AC. & 2 LBS WEEPING LOVEGRASS PER ACRE.
4. MULCH - M.S.H.A. 20.29-1 & 20.29-2 OR 20.29-3 A 1 1/2 TONS/ACRE.
5. ASPHALT BINDER SHALL BE DESIGNATION AE-4 OR AE-3-M.S.H.A. 20.12-11 @ 1/10 GAL/SY.
6. ALL LIME, FERTILIZER, SEED, MULCH, AND BINDER SHALL BE APPLIED IN ACCORDANCE WITH M.S.H.A. SECTIONS 36.04-3 AND 36.05-3.

OWNER'S CERTIFICATION

LAND CLEARING AND CONSTRUCTION OF DEVELOPMENT WILL BE COMPLETED PURSUANT TO THIS PLAN.

OWNER _____ DATE _____

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS PLAN OF DEVELOPMENT AND THIS PLAN OF SILT AND EROSION CONTROL, MEET THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE SOIL CONSERVATION DISTRICT.

ENGINEER Alan Kowalski DATE 8/31/83

NOTE: DISTURBED AREA = 31,363 SY SPOIL IS TO BE TRUCKED FROM SITE, DESTINATION UNKNOWN AT THIS TIME (TO A SITE W/ APPROVED S.C. PLAN) PROPERTY LINES DESIGNATE DISTURBED AREA, ENTIRE SITE IS DISTURBED.

WOVEN WIRE FENCE (MIN 14GA. 6" MESH)

36" MET. FENCE POST DRIVE MIN. 14" INTO GROUND.

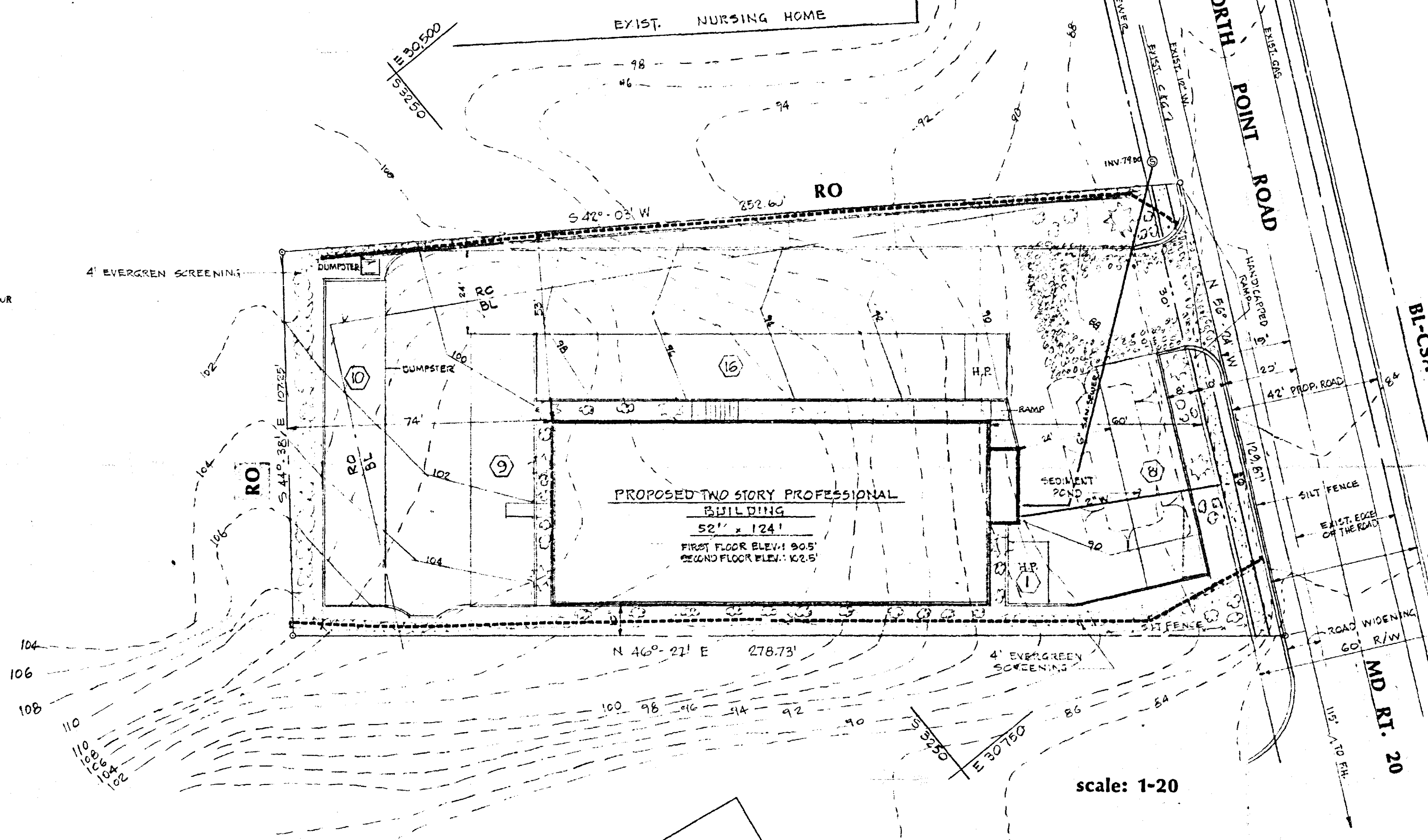
NOTE
DISTURBED AREA ± 31000 SY
STABILIZE DISTURBED AREAS W/ TEMP
SEEDING & MULCH.

FILTER CLOTH

BACKFILL TRENCH AFTER PLACING FILTER CLOTH

FASTEN WIRE FENCE TO POSTS W/ WIRE TIES
FASTEN FABRIC CLOTH TO FENCE @ 24" x 6" E.W.

VICINITY MAP



Designed by: AK
Rev: 1 8/31/83

Date: 8/31/83

EBC Industries, Inc.
Engineers Builders Contractors

(301) 882 8444

1830 E. Joppa Rd. Baltimore 21234

NORTH POINT
PROFESSIONAL BUILDING

North Point Boulevard Dundalk

1051

SITE
PLAN

SEDIMENT CONTROL NOTES

1. REFER TO U.S.D.A. - SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREON.
2. STRUCTURAL MEASURES, SUCH AS BERMS, DIKE, TRAPS, BASIN, ETC. WILL BE INSTALLED AND STABILIZED ACCORDING TO THIS PLAN PRIOR TO ANY OTHER GRADING, CLEARING, OR DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
3. CONTINUAL INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL FACILITIES WILL BE PERFORMED UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY SOIL CONSERVATION INSPECTOR.
4. NOTIFY THE BALTIMORE COUNTY DEPT. OF PERMITS AND LICENCES, SEDIMENT CONTROL INSPECTOR 48 HOURS BEFORE STARTING ANY WORK.
5. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS.
6. ALL SUB-BASE MATERIAL AND STORM DRAIN SYSTEMS TO BE INSTALLED AS SOON AS POSSIBLE AFTER SUBGRADING OPERATION.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH SOB AS SOON AS POSSIBLE.
8. ALL REMAINING DISTURBED AREAS, NOT TO BE PAVED, SHALL BE STABILIZED WITH PERMANENT SEEDING IN ACCORDANCE WITH PAGE 51.01 OF THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
9. DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE ARREST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.
10. AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
11. ANY DISTURBED EARTH SHALL BE LEFT IDE FOR PERIODS EXCEEDING 30 DAYS SHALL BE SEEDED AND MULCHED OR COVER OPTIONS PROVIDED ACCORDING TO TEMPORARY STABILIZATION PROCEDURES.

GENERAL NOTES

1. TOTAL AREA OF SITE = .72 AC.
2. SITE ZONED "RL" & DE-16 RO (K).
3. FLOOR AREA - FIRST FLOOR = 4284 SF 6500 SF
SECOND FLOOR = 4284 SF 6500 SF
TOTAL = 8568 SF 13,000 SF
4. PARKING REQUIRED:
A) FIRST FLOOR: 6500 ÷ 300 = 22 SPACES
B) SECOND FLOOR: 6500 ÷ 300 = 22 SPACES
TOTAL PARKING REQUIRED = 44 SPACES
5. PARKING PROVIDED 44 SPACES
6. HANDICAPPED PARKING SPACES REQUIRED = 3
7. PROPOSED USE: PROFESSIONAL OFFICE BUILDING

SEQUENCE OF OPERATION

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS AND LICENCES, SEDIMENT CONTROL INSPECTOR AT LEAST 48 HOURS BEFORE ANY WORK BEGINS.
2. CLEAR & GRUB FOR SC INSTALLATION, INSTALL & STAB ALL SC MEASURES.
3. CLEAR & GRUB SITE AND STOCKPILE TOPSOIL.
4. ROUGH GRADE SITE.
5. FINE GRADE SITE AND PLACE SUB-BASE ON ALL STREETS.
6. STABILIZE ALL DISTURBED SOIL OUTSIDE OF THE BUILDING CONSTRUCTION AREA.
7. STABILIZE REMAINDER OF THE SITE.
8. REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE AREA AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.

NOTE: TOPOGRAPHIC SURVEY AND PROPERTY OUTLINE PREPARED BY MARYLAND SURVEYING ENGINEERING COMPANY, INC. DATED FEBRUARY 14, 1979.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER 3 INCHES BY DISCING, RAKING, OR OTHER ACCEPTABLE MEANS.
SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE (15 LBS./1,000 SQ. FT.) OF 10-20-10 FERTILIZER.
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2-4 BUSHELS PER ACRE (3.2 LBS./1,000 SQ. FT.) OF ANNUAL RYE. FOR THE PERIOD MAY 1 THRU AUGUST 14 SEED WITH 3 LBS./ACRE (0.07 LBS./1,000 SQ. FT.) OF WHEED LOVEGRASS.
MULCHING: APPLY 1-4 TO 2 TONS PER ACRE 970 TO 90 LBS./1,000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALLONS/1,000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER USE 348 GALLONS PER ACRE (8 GALLONS/1,000 SQ. FT.) FOR ANCHORING.

PERMANENT SEEDING SPECIFICATIONS

1. LIME - M.S.H.A. SECTION 20.05-3 @ 2500 LBS./ACRE.
2. FERTILIZER SHALL BE COMMERCIAL CHEMICAL 10-10-10 @ 1500 LBS./ACRE.
3. SEED SHALL BE KENTUCKY 31 FESCUE - M.S.H.A. 20.28-1 @ 60 LBS./AC. & 2 LBS WHEED LOVEGRASS PER ACRE.
4. MULCH - M.S.H.A. 20.29-1 & 20.29-2 OR 20.29-3 A 1 1/2 TONS/ACRE.
5. ASPHALT BINDER SHALL BE DESIGNATION AB-4 OR AE-3-M.S.H.A. 20.12-11 @ 1/10 GAL/SY.
6. ALL LIME, FERTILIZER, SEED, MULCH, AND BINDER SHALL BE APPLIED IN ACCORDANCE WITH M.S.H.A. SECTIONS 36.04-3 AND 36.05-3.

OWNER'S CERTIFICATION

LAND CLEARING AND CONSTRUCTION OF DEVELOPMENT WILL BE COMPLETED PURSUANT TO THIS PLAN.

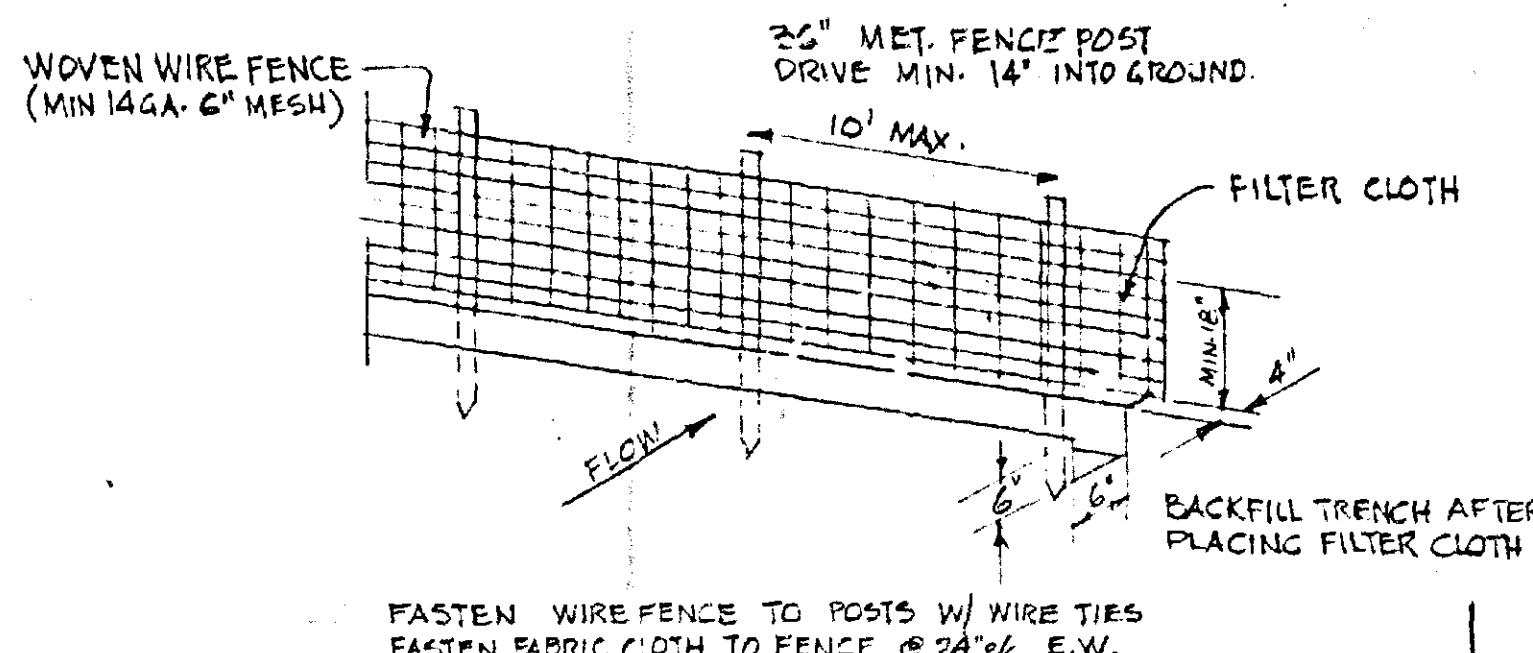
OWNER _____ DATE _____

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS PLAN OF DEVELOPMENT AND THIS PLAN OF SILT AND EROSION CONTROL MEET THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE SOIL CONSERVATION DISTRICT.

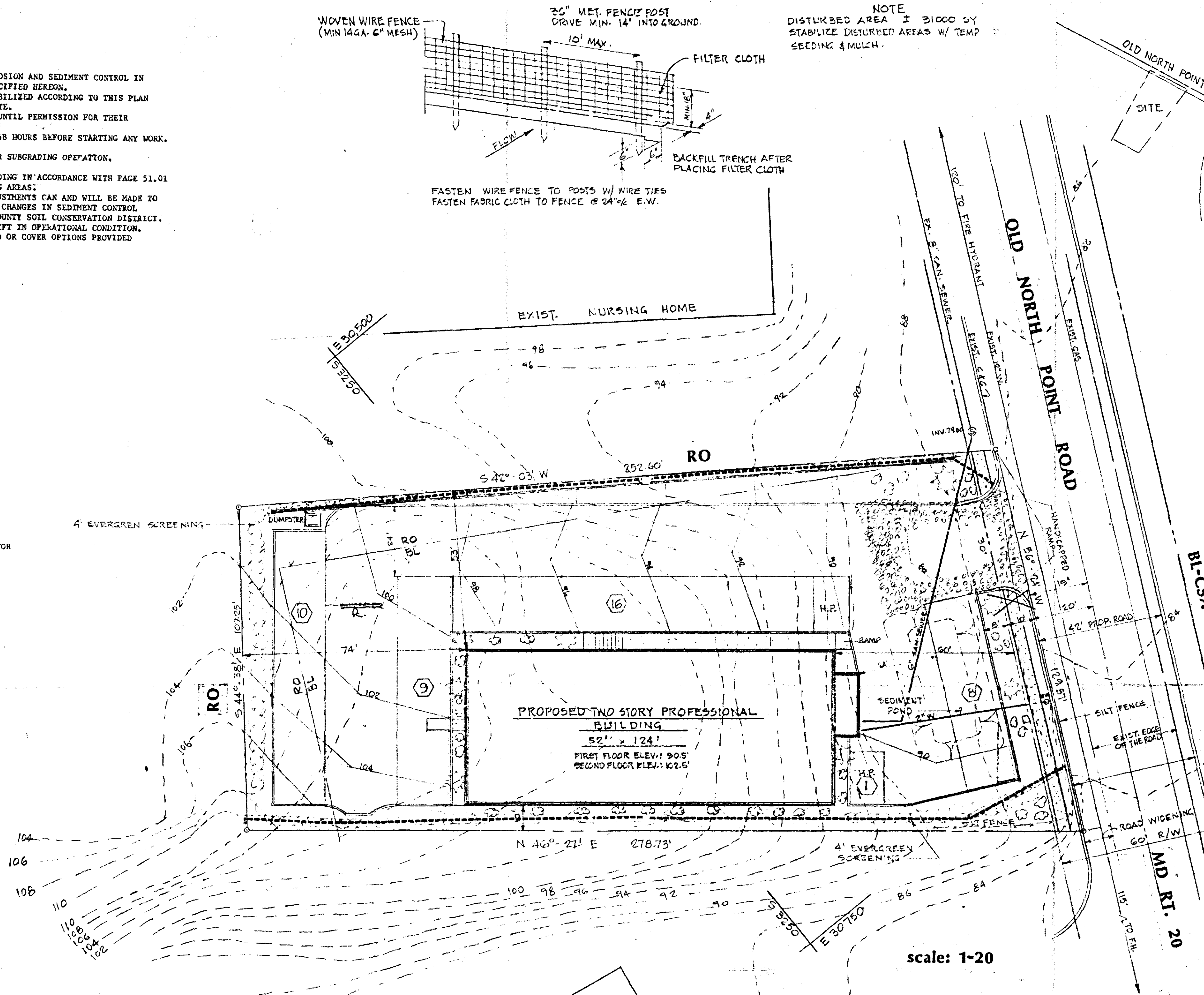
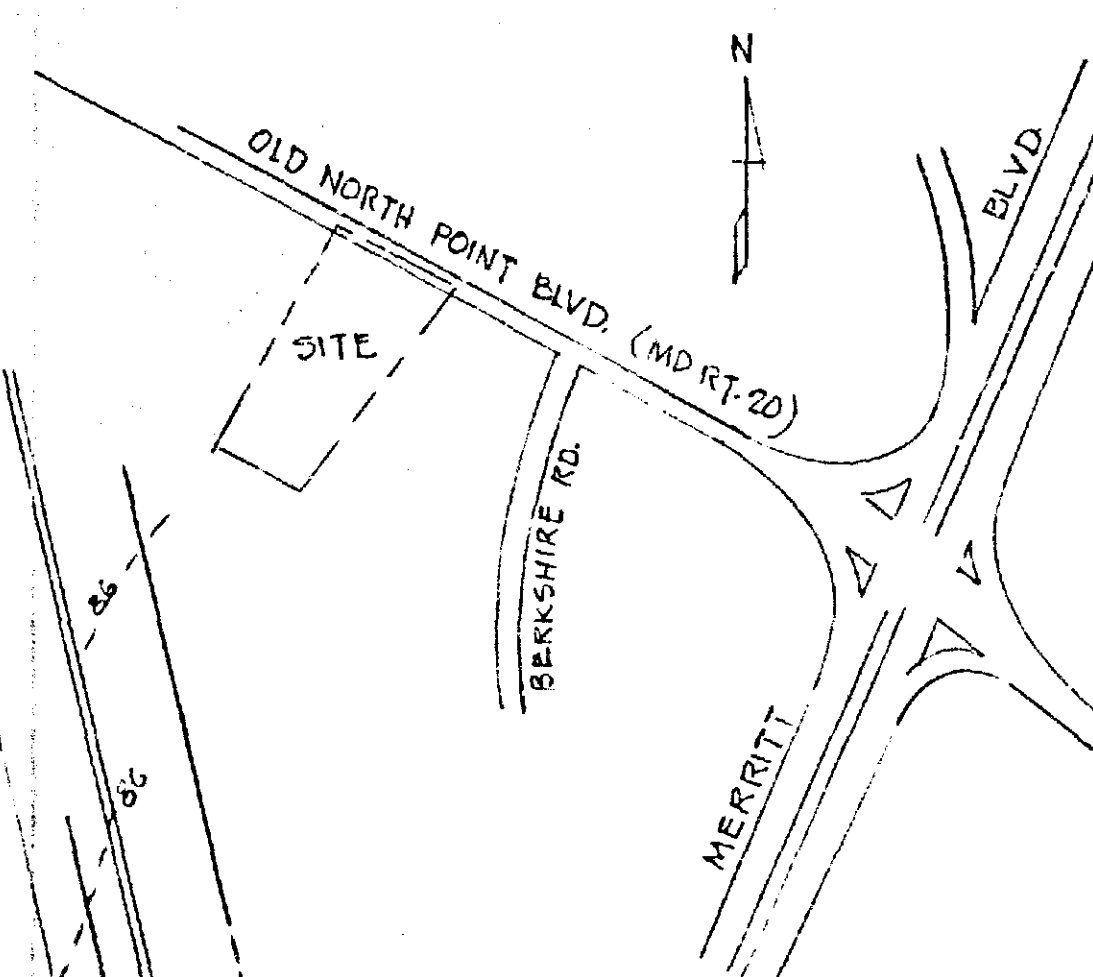
ENGINEER *Robert K. Kneale* 8/31/83 DATE

NOTE: DISTURBED AREA = 31,363 SQ. YD. TO BE TRUCKED FROM SITE. DESTINATION UNKNOWN AT THIS TIME (TO A SITE W/ APPROVED S.C. PLAN) PROPERTY LINES DESIGNATE DISTURBED AREA. ENTIRE SITE IS DISTURBED.



NOTE
DISTURBED AREA ± 31000 SQ
STABILIZE DISTURBED AREAS W/ TEMP
SEEDING & MULCH.

VICINITY MAP

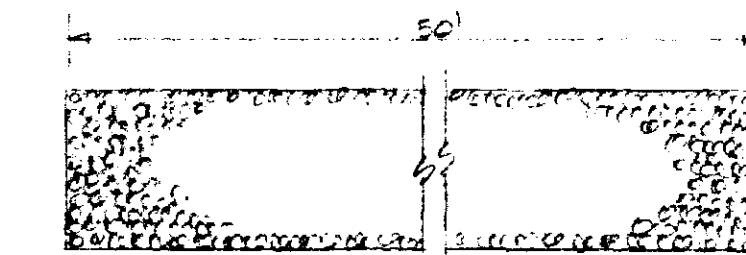


scale: 1-20

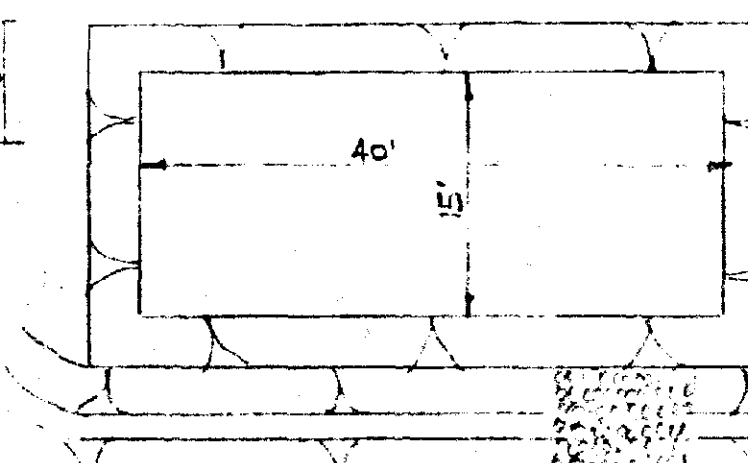
DRAINAGE AREA = 0.75 AC.
STORAGE REQUIRED = 60 CY
STORAGE PROVIDED = 62 CY

PETITIONER'S EXHIBIT

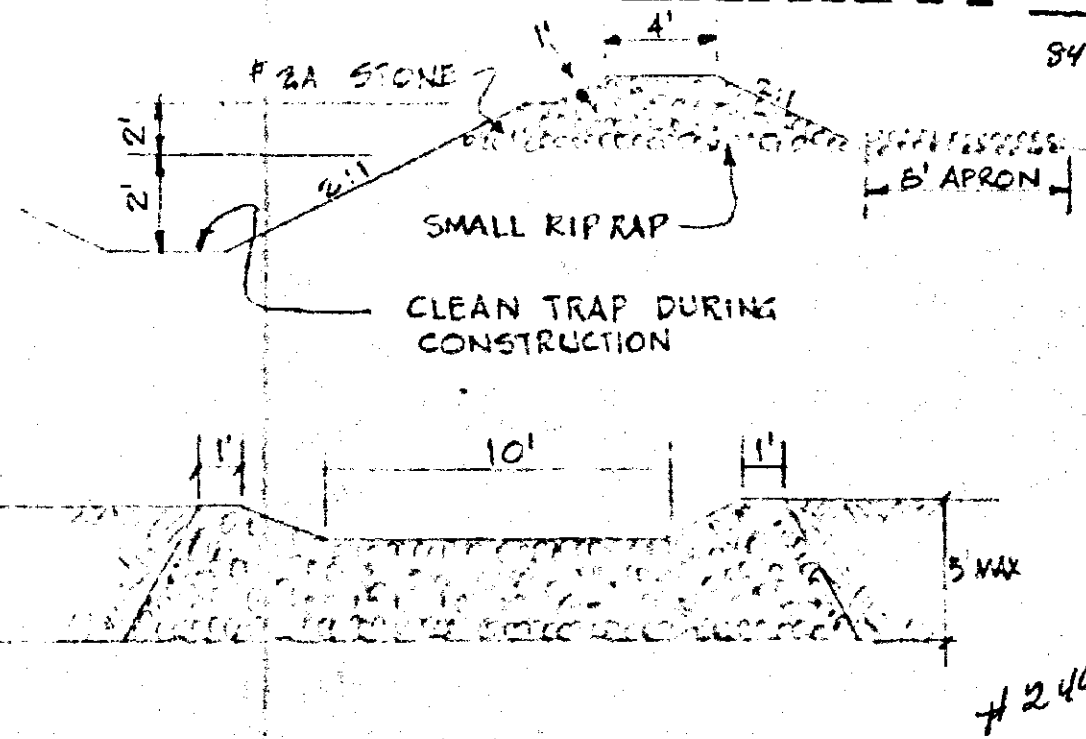
84-304-5A4



PAVING SECTION



SEDIMENT POND - STONE OUTLET



Designed by: AK

Date: 8/31/83

EBC Industries, Inc.
Engineers Builders Contractors

1830 E. Joppa Rd. Baltimore 21234

13011 882 9444

North Point Boulevard

4051

Sheet no:

Title:

North Point Professional Building

SITE PLAN